

IN RE: PETITION FOR ADMIN. VARIANCE  
SE/S Walnut Avenue, 390' SW of  
Falls Road  
(1409 Walnut Avenue)  
3rd Election District  
2nd Councilmanic District  
  
Jon Considine and Carol Quirk  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 97-324-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance for that property known as 1409 Walnut Avenue, located in the vicinity of Falls Road and Lake Roland. The Petition was filed by the owners of the property, Jon Considine and Carol Quirk. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed two and one-half story addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information contained in the case file, there is no evidence to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance

ORDER RECEIVED FOR FILING

Date

By

3/2/97


[Signature]

with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7<sup>th</sup> day of March, 1997 that the Petition for Administrative Variance seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 10 feet in lieu of the required 30 feet for a proposed two and one-half story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECORDED  
Date 3/7/97  
By [Signature]



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 1409 WALNUT AVENUE

which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 BO2.3C.1 - (CHANN.)

Allow a 10 FT Rear Yard Setback in lieu of 30 FT in a DR.3.5  
Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

to allow ten (10) feet from the rear building face to the rear property line in lieu of the required 30 feet. The owners would like to build an addition onto the existing house to make it easier for them to get to the second floor. SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

JON CONSIDINE

(Type or Print Name)

Signature

CAROL QUIRK

(Type or Print Name)

Signature

1409 WALNUT AVENUE (410) 828-1494

Address

Phone No.

BALTIMORE; MARYLAND 21209

City

State

Zipcode

Name, Address and phone number of representative to be contacted

JON CONSIDINE

Name

1409 WALNUT AVENUE (410) 828-1494

Address

Phone No.

BALTIMORE, MARYLAND 21209

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JDA DATE: 2-5-97

ESTIMATED POSTING DATE: 2-16-97

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 324

ORDER RECEIVED FOR FILING



By

Date

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1409 Walnut Avenue  
address  
Baltimore, Maryland 21209  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

The Affiants request an Administrative Variance from the Baltimore County Zoning Regulations due to practical difficulty based on the following circumstances. The Affiants wish to build a two story addition to the existing dwelling. The location for the addition was selected because the first floor of the addition will be located adjacent to the den in the existing dwelling that contains a stairway allowing access to the second floor of the addition without having to pass through any of the bedrooms on the second floor of the existing house (see floor plans of proposed addition included with this application). The addition will be located within the area of the property that is adjacent to an undeveloped strip of land and a large parking lot.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jon Considine  
(signature)  
JON CONSIDINE  
(type or print name)



Carol Quirk  
(signature)  
CAROL QUIRK  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4 day of February, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jon Considine

Carol Quirk

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

2/4/97  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires:

My Commission Exps. April 17, 2000

**RICHARD J. TRUELOVE P.E., INC.**

CIVIL ENGINEER

28 EAST SUSQUEHANNA AVENUE  
TOWSON, MARYLAND 21286

(410) 494-4914  
FAX (410) 823-3827

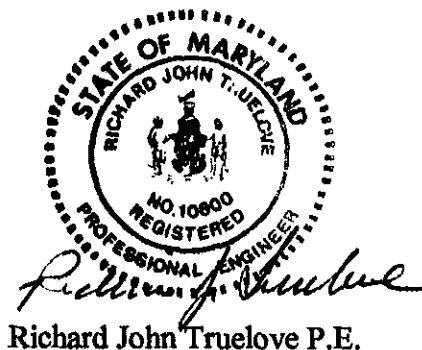
**ZONING DESCRIPTION 1409 WALNUT AVENUE**

Beginning for the same at a point in, or near, the center of Walnut Avenue, a right of way 20 feet wide, at a distance of 390 feet, more or less, measured in a southwesterly direction from the center of Falls Road. Thence leaving said Walnut Avenue and binding along east side of a right of way 20 feet wide S 40 degrees 59 minutes E 200.65 feet; thence leaving the side of said right of way and running the following courses and distances, viz: N 44 degrees 15 minutes E 137.30 feet, S 48 degrees 46 minutes E 131.00 feet, N 45 degrees 03 minutes E 99.00 feet, S 45 degrees 02 minutes E 87.85 feet, S 65 degrees 05 minutes W 134.35 feet, S 45 degrees 43 minutes E 104.50 feet, S 45 degrees 07 minutes W 212.96 feet, N 47 degrees 34 minutes W 273.65 feet, N 44 degrees 41 minutes E 85.00 feet, binding on the west side of said right of way 20 feet wide N 40 degrees 59 minutes W 200.65 feet, to intersect the center of Walnut Avenue and binding in, or near, the center of Walnut Avenue N 44 degrees 15 minutes E 20.07 feet to the point of beginning.

Containing 75,097 square feet, or 1.724 acres of land, more or less.

Being that land contained in a deed recorded in the land records of Baltimore County in Liber 7524 at Folio 693. Located in the Third Election District, and Second Councilmanic District, of Baltimore County, Maryland. Also known as 1409 Walnut Avenue.

January 23, 1997  
letters\97001DES



MIDNIGHT

324

ALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

032317

DATE 3-9-97 ACCOUNT R COLLECT

AMOUNT \$

50.00

RECEIVED  
FROM:

IN CONSIDERATION  
of ADVICE VAN. FISC

FOR:

TOTAL

50

RECEIVED  
BY: COLLECTOR

50.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

377-324-11

# CERTIFICATE OF POSTING

RE: Case No.: 97-324-A

Petitioner/Developer: CONSTDINE

Date of Hearing/Closing: 3/3/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

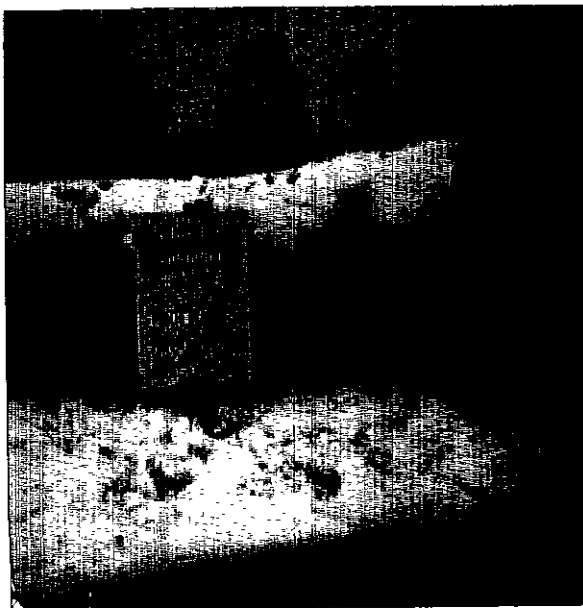
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at

1409 WALNUT AVE  
BALTO, MD 21209

The sign(s) were posted on FEB, 14, 1997  
(Month, Day, Year)



Sincerely,

Aue Jr. McKenzie  
(Signature of Sign Poster and Date) 2/14/97

Steve W. McKenzie  
(Printed Name)

6 Topwood Ct  
(Address)

Baltimore, MD  
(City, State, Zip Code) 21230

(410) 668-8576  
(Telephone Number)

CASE NO: 97-324-A



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Ave  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 324

Petitioner: JON CONSIDINE

Location: 1409 WALNUT AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JON CONSIDINE

ADDRESS: 1409 WALNUT AVE

BALTO MD 21209

PHONE NUMBER: 828-1494

AJ:ggs

(Revised 09/24/96)

RECEIVED

324



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 02-16-97.

Format for Sign Printing, Black Letters on a White Background:

## ZONING NOTICE

### ADMINISTRATIVE VARIANCE

Case No. 97-324-A.

TO ALLOW A 10 FT REAR YARD  
SETBACK IN LIEU OF 30 FT. IN A DTL.3.5.

## PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING  
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

MAR 3, 1997.

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF  
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,  
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

**DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW**

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 19, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-324-A  
1409 Walnut Avenue  
SE/S Walnut Avenue, 390' SW of Falls Road  
3rd Election District - 2nd Councilmanic  
Legal Owner(s): Jon Considine and Carol Quirk  
Post by Date: 2/16/97  
Closing Date: 3/3/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Jon Considine and Carol Quirk



RECORDED

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 2/21/97

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Feb 21, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	319	329
	320	330
	324	331
	326	
	327	
	328	

RBS:sp

BRUCE2/DEPRM/TXTSBP

*John Alexander*

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: February 26, 1997

FROM: *sub* Robert W. Bowling, Chief  
              Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
          for February 28, 1997  
          Item Nos. 320, 323, 324, 325, 331,  
          and 334

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE50

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Permits and Development  
            Management

DATE:   February 25, 1997

FROM:     Pat Keller, Director  
            Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 324 and 332

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

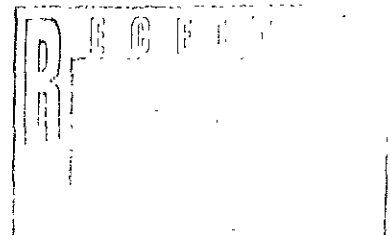
*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

ITEM324/PZONE/ZAC1





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 2-21-97  
Item No. 324 (JRA)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RECEIVED

# PETITION PROBLEMS

## **#319 --- JRF**

1. No address or telephone number for legal owner.
2. Need title of person signing for legal owner.
3. Sign form incomplete.

## **#320 --- JRF**

1. Notary section is incomplete.
2. Area is 9.991 +/- WHAT??? (acres, square feet, miles?).

## **#321 --- JLL**

1. Sign form incorrect.

## **#322 --- JCM**

1. Sign form not completed.

## **#323 --- RT**

1. No section number or wording on petition form.

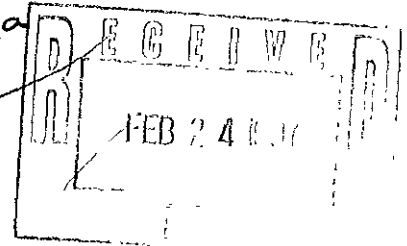
## **#324 --- JRA**

1. Sign form incorrect.

## **#325 --- JLL**

1. Sign form incorrect.

2/24/97  
08 To: JRA  
2/25/97 ua



20 February 1997

Mr. John Alexander  
Development Controls  
Baltimore County Zoning Office  
111 West Chesapeake Avenue, Room 113  
Towson, Maryland 21204

Re: 1409 Walnut Avenue  
Baltimore, Maryland 21209  
Case No. 97324-A

Dear Mr. Alexander:

Jon Considine and Carol Quirk, owners of the above referenced property, requested that I write this letter to you describing the reasons for locating the proposed addition to their residence that generated the request for an administrative variance from the Baltimore County Zoning Regulations.

The reasons are as follows:

1. The addition cannot be located on the front of the house because this is the location of a one story porch.
2. The owners do not want to locate the addition on the northwest side of the house because this is the side of the house approached from the driveway. An addition in this location is not aesthetically appropriate given the layout and roof configuration of the existing house. An addition in this location will not receive any direct sunlight so that the bedroom interiors will feel dim, especially on cloudy days. Construction of the addition in this location also requires removal of a mature oak tree.
3. Locating the addition on the southeast end of the house places access to the addition directly off the living room in the existing house on the first floor and a bedroom on the second floor. Locating access to the addition off the living room is not desirable because the room is rather small and creating a circulation path through it limits use of this room even further. Locating access to the addition off of a bedroom on the second floor is not desirable because the room will no longer function as a bedroom. Access to the addition from the exterior is also on the wrong side of the house, remotely located from the driveway.
4. Locating the addition inside the right angle formed by the existing house does not make sense because the kitchen becomes an interior room with no access to natural light. The roof configuration of the existing house will not permit a two story addition in this location.
5. The proposed addition included with the administrative variance application makes the most sense because access to the first floor of the addition is located off of the existing parlor on the first floor. The connector between the existing house and



Mr. John Alexander  
20 February 1997  
Page two

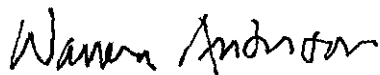
the addition also provides a second entrance to the house on the approach side from the driveway, the best location for handicapped access to the house, should that be required in the future.

Locating access to the addition off a space on the second floor that is currently used for a bedroom, but after construction of the addition will be used as a home office, makes the most sense because this room contains a stair from the parlor on the first floor and is the least private room on the second floor. This stair also provides access to the second floor connection to the addition without requiring that one walk from the main stair in the center of the house through the bedroom that is in the north corner of the house.

This location makes the most sense aesthetically because it has the least impact on the forms and roof lines of the existing house. The slope of the gabled roof of the addition will match the slope of the gabled roof over the front of the existing house. This location also make the most sense in terms of exposure to the sun because the windows in the bedrooms will face southeast and southwest, thereby receiving direct sun light throughout the day.

Please do not hesitate to contact me should you have any questions regarding this letter.

Sincerely,



Warren Anderson, AIA

Copy: Jon Considine and Carol Quirk  
Marilee Considine

324

To Whom it may concern:

I am an owner of property adjacent to the residence at 1409 Walnut Avenue. I have been informed of the proposed addition to that property, and it's position relative to the property line.

I have no objection to the proposed building project, nor it's position relative to my property.

*Emma G. Bright*  
*2/4/97*

RECEIVED

524

To Whom it may concern:

I am an owner of property adjacent to the residence at 1409 Walnut Avenue. I have been informed of the proposed addition to that property, and it's position relative to the property line.

I have no objection to the proposed building project, nor it's position relative to my property.

*Mandee C. Considine*  
*1/31/97*

B. . .

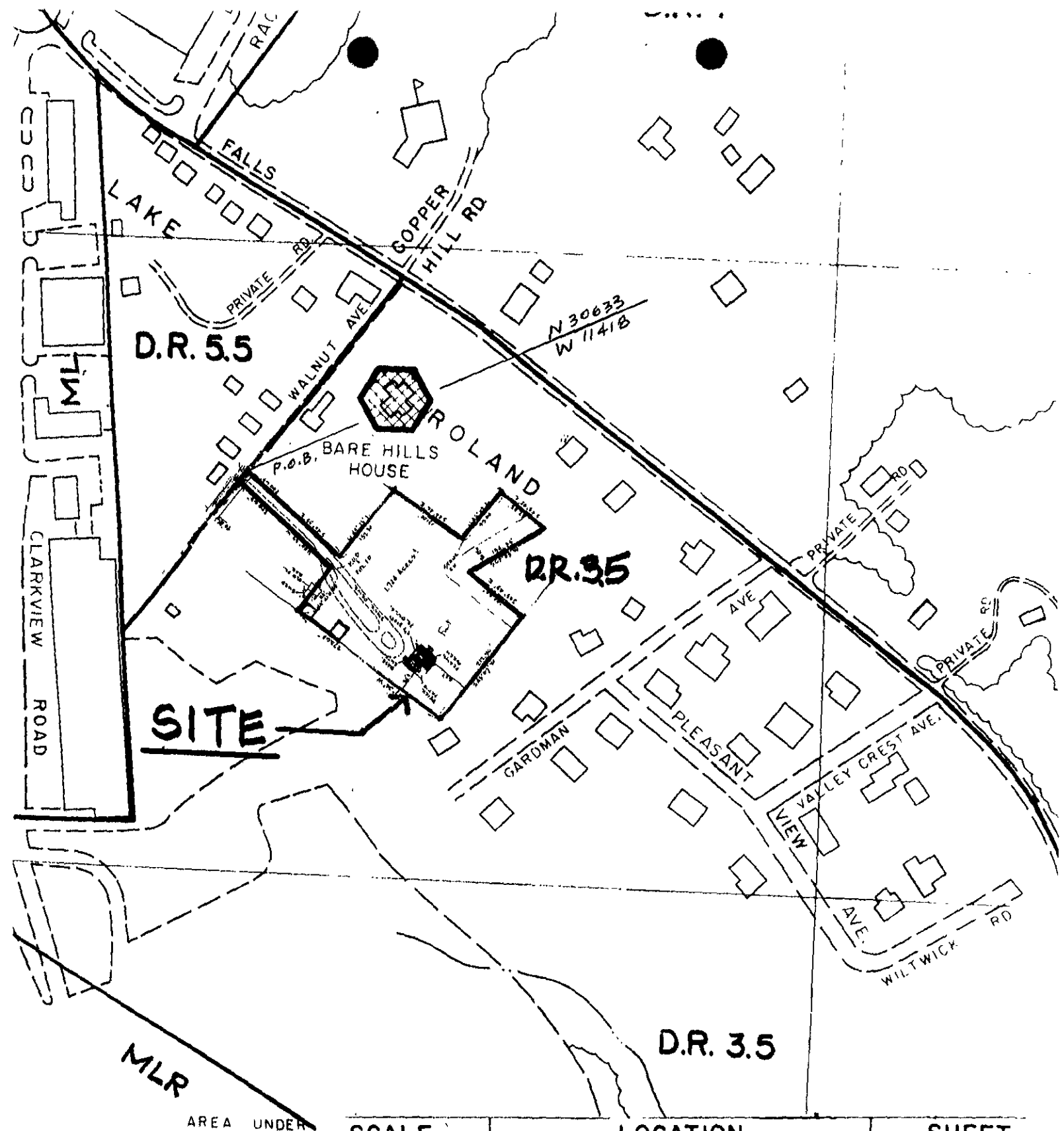
324

14 Walnut Avenue  
Baltimore, Maryland 21207  
February 4, 1997

To whom it may concern:

We own the property adjacent to  
the 1409 Walnut Avenue residence. We  
have been informed of the proposed  
addition to that property; and that  
its position will not encroach on  
our property at 1411 Walnut Avenue.  
If this be the case we have no  
objection.

Adel Scott  
William D. Scott  
Jon C. Conner



SCALE

1" = 200' ±

DATE  
OF  
OTOGRAPHY  
JANUARY  
1986

LOCATION

LAKE ROLAND  
AREA

SHEET

N. W.  
8 - B

324



View of Rear Yard Looking Northwest



View of Dwelling and Rear Yard Looking North

324



View of Rear Yard Looking Southeast



View of Rear Yard Looking North

324

UNRECORDED





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

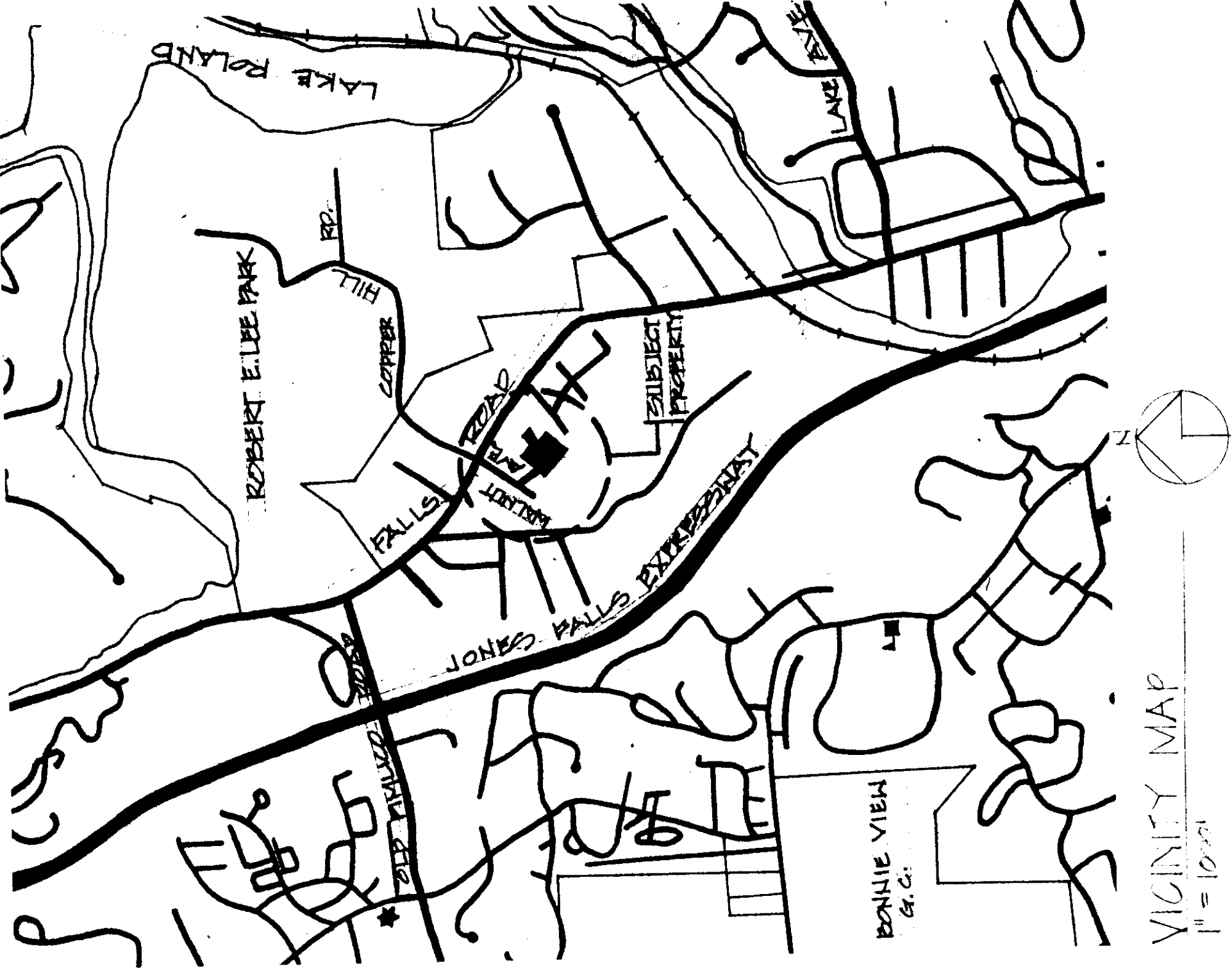
SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
LAKE ROLAND  
AREA

SHEET  
NW  
8-B



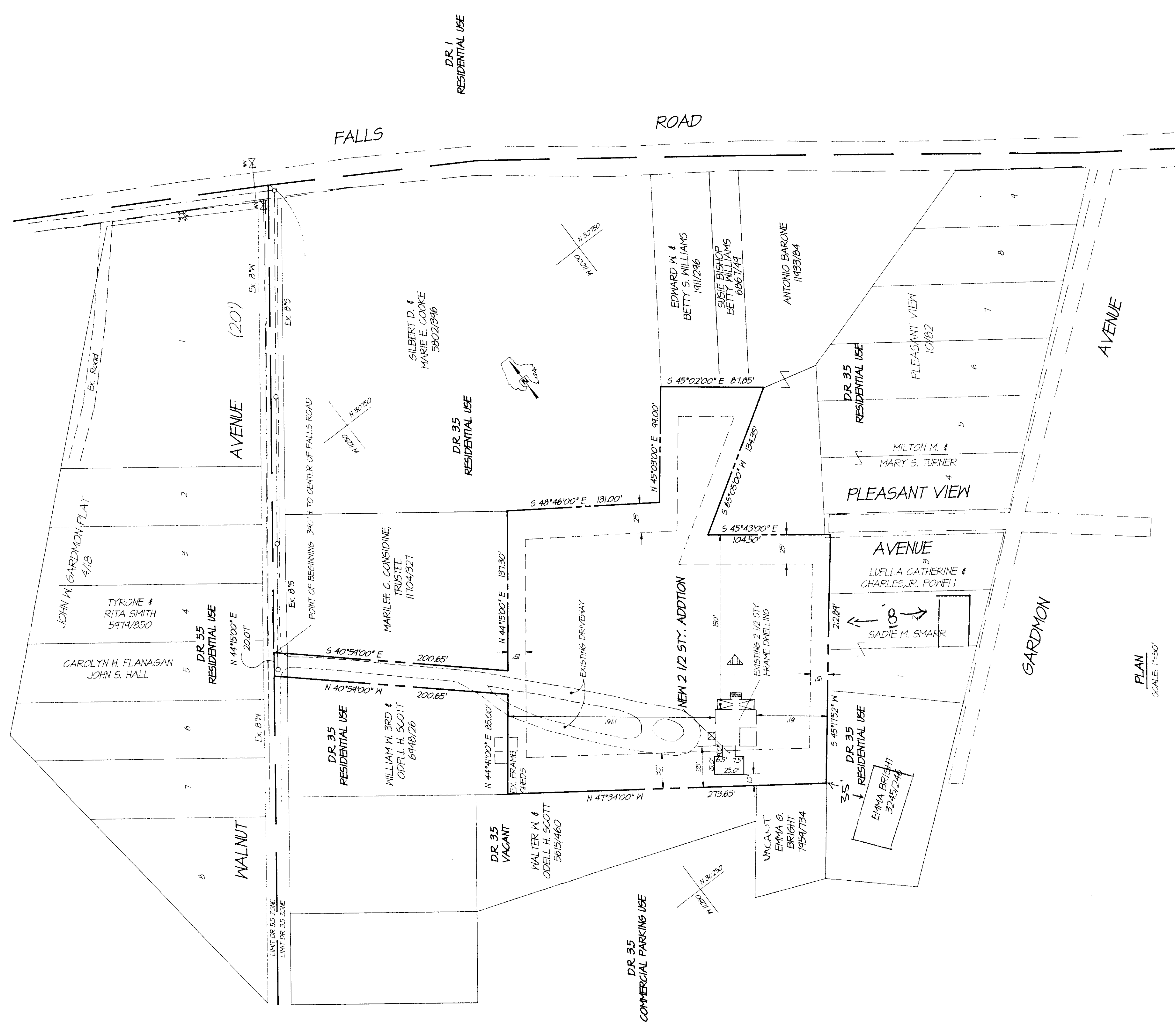


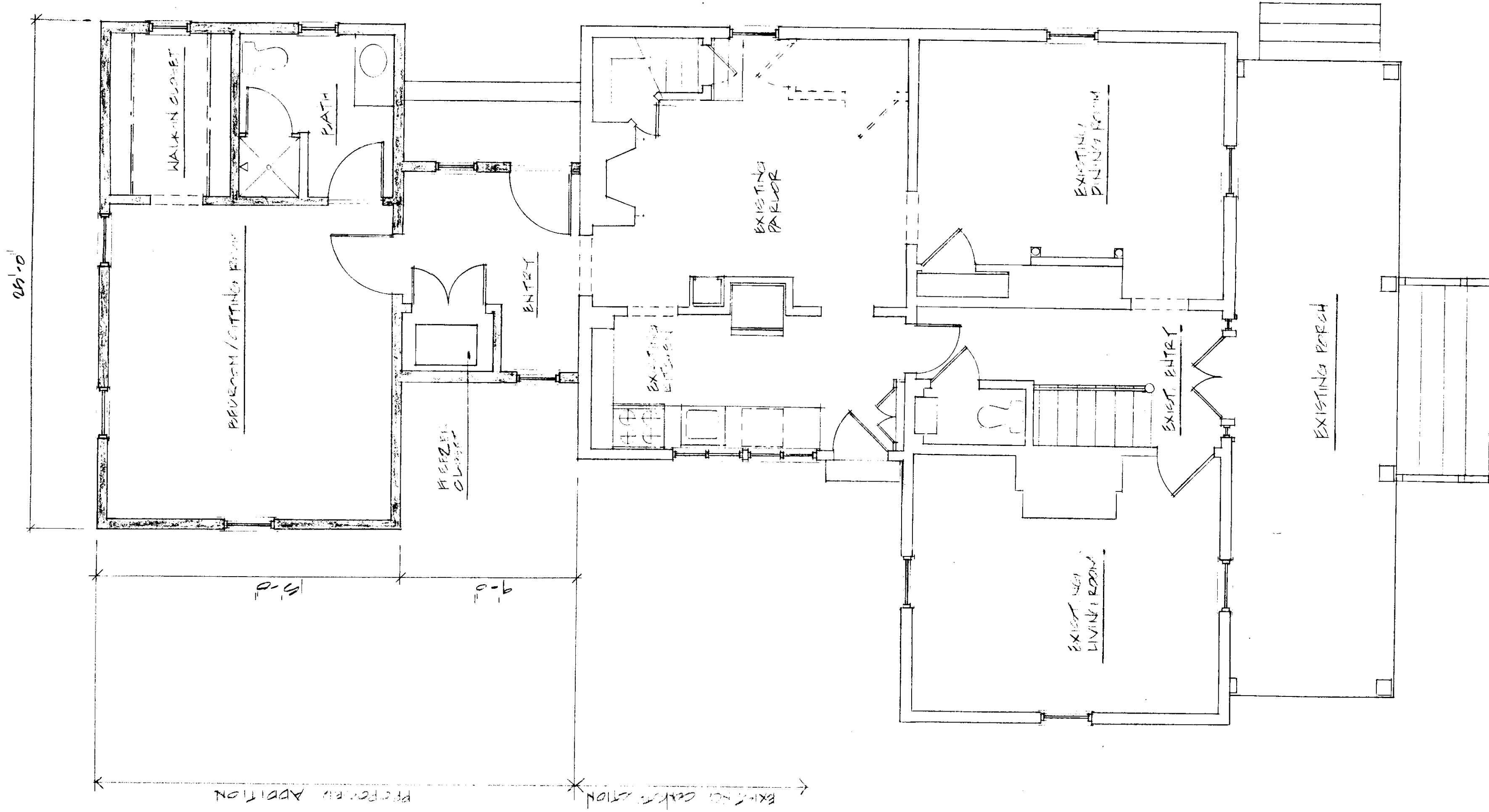
- NOTES:
1. EXISTING ZONE
  2. PROPOSED ZONE
  3. EXISTING USE
  4. PROPOSED USE
  5. EXISTING PROPERTY
  6. APPLICANT
  7. RELIEF REQUESTED
  8. THERE ARE NO PRIOR ZONING CASES ON RECORD FOR THIS PROPERTY.
  9. THERE ARE NO DRG, DRG, OR MAPS ON RECORD FOR THIS PROPERTY.
  10. THIS PLAN IS FOR ZONING PURPOSES ONLY. IT IS PREPARED FROM INFORMATION PROVIDED BY THE OWNER, AND OTHER BELIEVABLE SOURCES. IT DOES NOT REPRESENT A SURVEY, AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY LINES SHOWN HEREON DO NOT GUARANTEE CLEAR UNENCUMBERED TITLE.

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE  
1409 WALNUT AVENUE  
ELECTION DISTRICT 3 COUNCILMANS DISTRICT 2 BALTIMORE COUNTY, MD.  
JANUARY 30, 1997  
SCALE: AS SHOWN

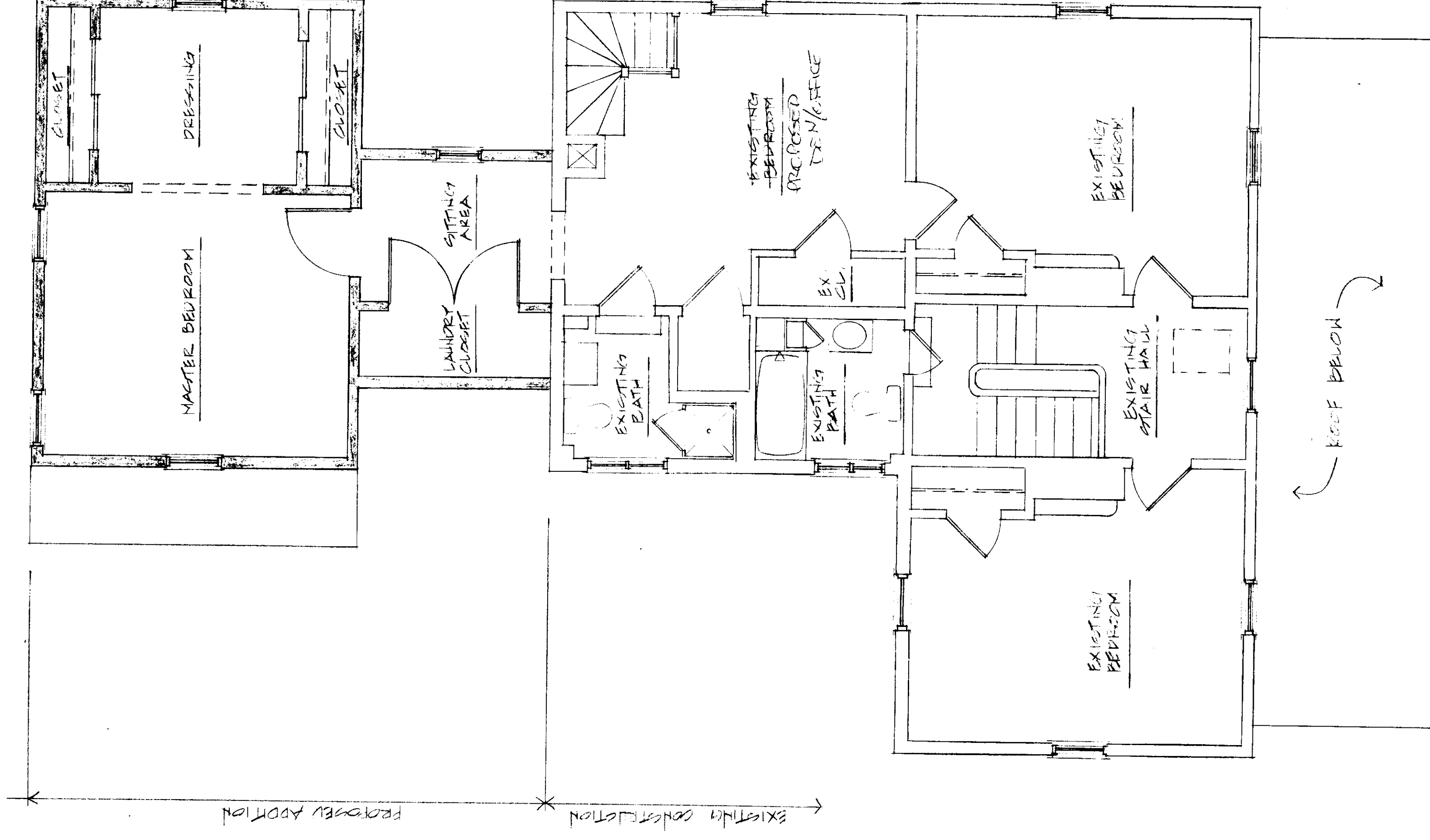
PLAN PREPARED BY:  
RICHARD TRUELOVE P.E., Inc.  
28 East Susquehanna Avenue  
Towson, Maryland 21286  
(410)484-4414 FAX (410)883-3887

#47001





1 FIRST FLOOR PLAN  
A-1 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
A-1 1/4" = 1'-0"

**ADDITION TO THE  
CONSIGNED/QUIRK  
RESIDENCE**  
1409 Walnut Avenue  
Baltimore, Maryland  
21209

**Owner**  
**Jon Considine &  
Carol Quirk**  
1409 Walnut Avenue  
Baltimore, Maryland 21209

**Architect**  
**Warren  
Anderson  
AIA**  
319 East 25th Street  
Baltimore, Maryland 21218  
410.366.8797  
Fax 410.366.8795

**Drawing**  
**A-1**